

March, 2014

# Sahuarita

ARIZONA

*A local resident takes a photo of the refilling.*

*Please follow all guidelines on restrictions and barricades until the refilling is complete.*

## Sahuarita Lake Repairs Complete

The repairs to the Sahuarita Lake vertical walls were completed February 18, ahead of the anticipated repair schedule, and the lake is now being refilled. The refilling is expected to take approximately 6-8 weeks to complete. Until then, the restrictions on boating will remain in place. Once the lake has completely refilled the restricting barricades and signs will be removed and boating can resume.

Arrangements have been made with Arizona Game and Fish (AZGF) to resume fish stocking sometime during the week of March 17th when catfish season begins. The first stocking will consist of a double load of catfish to get things started. AZGF will attempt to add additional fish to the normal deliveries for the next few stockings until things get back to normal. The Town understands the inconvenience these repairs have caused and very much appreciates your patience and understanding while the issues were corrected.



For more information and links to the Arizona Game and Fish Department's Community Fishing Program please visit:

[www.sahuaritaaz.gov/fish](http://www.sahuaritaaz.gov/fish)

# TOWN OF SAHUARITA HOLDS FIRST MEETING ON THE RANCHO SAHUARITA CFD

The Town of Sahuarita held its first public meeting to consider the proposed Rancho Sahuarita Community Facilities District (CFD) on Monday, February 24, 2014.

**For anyone who was not there, here are some very basic FAQ's for the proposed CFD.**

## **1) What Exactly Is A Community Facilities District(CFD)?**

*a. A Community Facilities District is a government entity created by the Town Council, but separate of the Town Council. The CFD has the power to issue bonds, build improvements and impose a property tax. The proposed Rancho Sahuarita CFD will help to pay for roads, drainage, landscaping and sewer lines intended to help with commercial and residential growth.*

## **2) Who Controls the CFD?**

*a. The Sahuarita Town Council members would act as the Governing Board for the CFD.*

## **3) How Could It Help the Town?**

*a. The CFD is a practical way to finance public infrastructure in the undeveloped portions of Rancho Sahuarita. It would create a reliable method of financing construction projects before they are built. It would also pay for some of the maintenance costs in the future.*

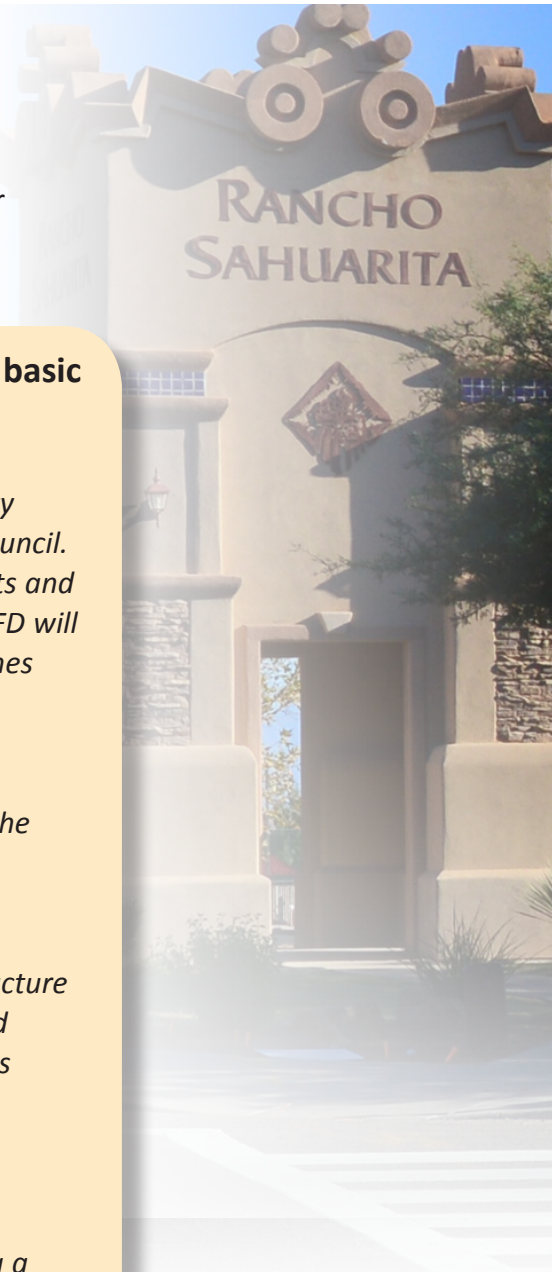
## **4) How Could It Hurt the Town?**

*a. It could hurt the Town if the perceptions surrounding a CFD Property Tax discourage both residential and commercial buyers from purchasing property within the CFD..*

## **5) How Will It Work?**

*a. The CFD will issue tax-exempt bonds to be repaid by property taxes collected on the homes in the future portion of Rancho Sahuarita and on commercial, industrial and multifamily development in the CFD.*

Rancho Sahuarita has proposed that, over fifteen years, the CFD Board may approve a list of improvements whose current costs are \$38.6 million, with a limit of \$60 million in general obligation bonds over a 35-year period. The bonds would be issued in smaller amounts, the first being approximately \$2.6 million in the 4th quarter of 2014. This will cover the cost for the infrastructure of two residential roads, with sewer, drainage improvements, landscaping and the costs of the issuance of the bonds. The next bond issue would probably occur in 2018 or later.





## REGISTRATION EXTENDED!



The Town of Sahuarita Citizens' Leadership Academy registration has been extended to Friday, March 7th.

The program will run for nine sessions, beginning March 27, 2014, Thursday evenings, from 6:00 to 8:00 p.m.. A couple of exceptions, however, with a few of the sessions lasting a little longer and the Tour of the Town starting a little earlier on May 22nd, along with a break in April to accommodate the Town Volunteer Appreciation Celebration. A special graduation ceremony (ninth session) will take place on May 27th during the regular meeting of the Town Council, at which time, graduates will be presented with a commemorative plaque and polo shirt. Most of the sessions will take place at the Town Hall Complex, Town Council Chambers, located at 375 W. Sahuarita Center Way, Sahuarita, AZ, but a few will be held at different locations

[CLICK HERE TO SIGN UP OR FOR MORE INFO](#)

## F.I.A.C. VACANCY

Did you know that Sahuarita's financial matters are carefully analyzed by F.I.A.C. ? The Finance and Investment Advisory Committee was established in 2006, to act in an advisory capacity to the Town Council, Finance Director, and Town Manager in matters pertaining to the Town's accounting, finances, investing, debt, and other related issues.

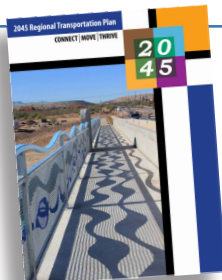
F.I.A.C. is made up of seven members, six of which must be Sahuarita residents.

F.I.A.C. members cumulatively possess vast amounts of knowledge in many areas that assist the Town in many ways. **CONTACT THE FINANCE DEPARTMENT FOR MORE INFORMATION.**

***Make Sure Your Voice  
is Heard...PAG Survey  
Seeks Public Input on  
Regional Transportation  
Needs for Long-Range  
Plan Update***

Pima Association of Governments invites the public to submit their thoughts via an online survey for consideration as PAG begins to update its long-range plan.

To take the survey and learn more about the 2045 Regional Transportation Plan, please [CLICK HERE](#).



## Pima County Launches Tire Inflation Education Program

Did you know that keeping your vehicle's tires at the right pressure will improve your gas mileage, save you money in fuel and tires, increase your safety, and reduce air pollution? It's true! And by tracking your gas mileage and checking your tire pressure monthly, you can prove it to yourself and save up to \$400 a year on fuel costs alone.

The Pima County Department of Environmental Quality's (PDEQ) Clean Air Program wants to reward those who check their tires regularly with a chance to win \$500 towards a new set of tires, an auto service package worth \$125, or a \$100 Visa gift card. The "Pump Up Your MPG" Challenge runs through May 2014.

"Properly inflated tires have so many safety, economic, and environmental benefits that we want people to get into the habit of monthly air pressure checks," said Beth Gorman, Senior Program Manager with PDEQ. "Even newer cars that have tire pressure monitoring systems need monthly tire checks because the warning often comes after tires are as much as 25 percent under-inflated." Visual checks are not enough. A tire can be under-inflated by 30 percent before it looks low to the eye.

To take the challenge, simply complete the "Pump Up Your MPG" entry form after tracking gas mileage and tire pressure checks for at least one month. With each additional month an entry form is submitted to the Pima County Department of Environmental Quality's Clean Air Program, the participant has an additional chance to win one of the prizes. All entry forms must be submitted by May 31, 2014. Special thanks to Jack Furrier's Tire and Auto Care, Pima Association of Government's Clean Cities Program, and the City of Tucson Office of Conservation and Sustainable Development for program support.

For more information, visit [www.pima.gov/deq](http://www.pima.gov/deq) or call (520) 724-7446.



# PLAY-N-LEARN WITH **PARKS & RECREATION**



## Spring Festival and Celebrate Kids

Saturday, April 19, 2014 ✨ 10 am—2 pm  
Anamax Park ✨ 17501 S Camino de las Quintas

2014 Spring Festival Brought to you by:



Sahuarita Parks & Recreation along with their partners, Rancho Sahuarita, Rural Metro Fire Department and United Way of Southern Arizona bring you “Spring Festival and Celebrate Kids”. This Easter themed event will be held on Saturday, April 19th from 10 AM to 2 PM at Anamax Park.

Meet the Easter Bunny, hunt for eggs, bounce in one of the bounce houses, or ride the children’s ferris wheel. There will also be free kids crafts, food vendors, a “Storybook Parade” and much, much more.



**S.T.A.C. presents**  
**Film Fest 2014**  
This year's theme:  
**HEROES**  
Videos can be no more  
than 5 minutes in length  
Event Date:  
**March 8, 2014**  
**6:00 PM**  
Who are your heroes?  
Submission Deadline:  
**February 24, 2014**  
Location:  
**Sahuarita Town Hall**  
To receive full contest information please email:  
**sahuaritafilmfest@yahoo.com**  
**HEROES**  
LEAD - INVOLVE - UNIFY  
This event is neither sanctioned nor sponsored by the Sahuarita School District.

### Sahuarita Teen Advisory Council Will Hold Their 2014 Film Festival On Saturday, March 8th

S.T.A.C. will present the videos that were submitted for this year’s theme “Heroes” on Saturday, March 8th at 6 PM in the Sahuarita Town Hall.

Videos were submitted last month and will reflect the film maker’s vision of “who their heroes are”.

Come and check out these works of cinematic art. Who knows the next “Steven Spielberg” might be right here in Sahuarita!



# Patio Covers

A patio cover provides us with an area for entertaining and enjoying the fresh air outside while still providing us with some protection from the elements.

The Planning & Building Department requires a zoning clearance for all attached patio covers and freestanding ramadas. A building permit is a little different; a permit is required for attached patio covers and freestanding ramadas over 200 square feet. When you are looking at building a patio cover or ramada the first step is to check with Planning & Zoning to see if there are any restrictions on where you can locate it on your property.

## Step 1: Zoning Clearance

Every property has a required distance that the patio cover or ramada must be set back from the property line. If you are not sure what that distance is for your property then Planning and Zoning staff can help you determine what your setbacks are. However from time to time a property owner will find that the patio cover or ramada they wanted to build extends into the required setback. If this happens to you there might still be an option to build the patio cover or ramada as planned by applying for a reduction of the required setback. Planning and Zoning staff can help explain this process to you and provide you with the application, which will require obtaining signatures from surrounding property owners. Patio covers and freestanding ramadas of any size require a zoning clearance. You should also check with your Homeowner's Association (HOA) for any restrictions or requirements they may have.

## Step 2: Building Permit

When applying for a building permit you will need to provide the following information on your plans. You will need to show the size of the posts, header, rafters, ledger, lattice, size and type of the plywood decking and type of roof covering if a solid cover is to be built. Draw out the patio cover or freestanding ramada showing us what it will look like with dimensions. Include with that drawing the type of metal connections, hangers, etc. that you will use to assemble your project such as connecting the ledger to a house wall, connecting the rafters to the ledger, the rafters to a beam, posts to the beam and posts to the concrete slab or footing. Show the sizes and depths of the footings for the patio cover or freestanding ramada posts. If you are considering an pre-manufactured aluminum cover (solid or lattice) it is usually an engineered product. You will need to provide drawings prepared by an engineer designed to comply with the current adopted building codes. This type of cover is often installed by a licensed contractor. All patio covers and freestanding ramadas require compliance with the 2012 IRC (International Residential Code). The Building Safety staff can help you through the process. You can schedule an appointment with a plans

examiner to go over the details of your project and the code requirements. It is important to provide new construction and existing building information on the drawings. This is to prevent any delays during inspections.

Permit Stat: 56 building permits were issued in 2013 by the Town of Sahuarita for patio covers.

## Step 3: Inspections

When you pick up your building permit, staff will explain how to schedule the inspections. If you make any changes during construction, check with staff to see if you need to apply for a revision to the permit. This is one of the main reasons that can hold up progress on a project, so make sure to let Town staff know.

## Step 4: Project Completion

Once all of the inspections are approved your project is complete! Now you can sit back and relax on your new patio and enjoy your backyard.

Permits and zoning clearances may be obtained at the Planning and Building Department located at 375 West Sahuarita Center Way.



# Aspire sahuarita's general plan 2035

# Help Shape the Future of YOUR Town!

# Aspire

Sahuarita's  
General Plan

The General Plan is the roadmap guiding growth and land development in Sahuarita to meet the needs of current and future populations. It is the foundation for establishing the goals, policies and tools needed to implement the community's vision. The Town updates the General Plan every 10 years and needs your help to shape the Town's future.

The Town of Sahuarita is partnering with the Sonoran Institute to host a one-day planning workshop that will help us develop the draft plan. The workshop will not be a typical meeting or open house, but it has an opportunity to have a dialog around future scenarios that will have an impact on Sahuarita's future. You have been identified as a community leader and your participation is invited. The Sonoran Institute will do a brief pre-workshop interview with participants, either in person or over the phone at your convenience.

Please let us know if you are interested in participating in the workshop. We have identified two alternative dates and will hold the workshop based on the greatest number of available participants.

Please check if you are available on these workshop dates:

☐ Friday, March 18, 2016      ☐ Saturday, March 19, 2014

If you are unable to participate, we want to encourage your participation in the General Plan process in other ways. Let us know if you are interested in:

☐ Interview with Sonoran Institute      ☐ General Plan guidance group

Or, participate in the online discussion at [sahuaritagov.gov](http://sahuaritagov.gov) and sign up. Please provide your contact information below:

Name \_\_\_\_\_ email \_\_\_\_\_ phone # \_\_\_\_\_

You may email your responses directly to:  
[yvonne@sonorainstitute.org](mailto:yvonne@sonorainstitute.org) or phone (520)852-8852; or  
drop off our forms at the Town of Sahuarita Planning  
and Building Department. If you have any questions, call  
Sarah Moore at 520-885-\_\_\_\_\_



*Sign Up or Sign In with  
Facebook, Yahoo, LinkedIn,  
or Google.*